



Planning and Land Use Committee Report

For Meeting on July 17, 2014

Date: June 26, 2014 **From:** Charlotte Wain, Senior Planner – Urban Design

Subject: **Development Variance Permit Application #00131 for 1482 Dallas Road**
Application to increase building height, number of storeys and front setback to allow for the construction of a duplex dwelling.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding the Development Variance Permit Application for the property located at 1482 Dallas Road. The application is to vary the maximum height from 7.6 m to 8.01 m, to increase the number of storeys from 1.5 to 2 and to reduce the front setback from 7.5 m to 6.79 m to allow for the construction of a duplex dwelling in the RJ-6 Zone, Dallas Transient District.

The proposal will replace an existing single-family dwelling currently located on the property.

The following issues were considered in assessing this application:

- The proposed duplex use is permitted in the existing RJ-6 Zone.
- The proposed height variance only relates to a small portion of the roof and would not conflict with the land use policies in the *Official Community Plan*.
- The proposed variance related to the maximum number of storeys is supportable because the total floor areas (including basements) are still within the maximum allowable floor area of the RJ-6 Zone.
- The front setbacks are supportable as they only relate to a small portion of the vertical supports and will have minimal impact on the adjacent neighbours.

For the above reasons, staff recommend that the Committee support this application.

In accordance with the City's *Land Use Procedures Bylaw*, this Development Variance Permit Application has variances, therefore, it requires notification, sign posting and a Hearing.

Recommendations

1. That Council schedule a Hearing to consider Development Variance Permit Application #00131 for 1482 Dallas Road.
2. Following the Hearing, that Council consider passing the following resolution to authorize Development Variance Permit Application #00131, subject to:
 - (a) plans dated May 28, 2014, for Development Variance Permit Application #00131;
 - (b) the development meeting all *Zoning Regulation Bylaw* requirements, except for the following:
 - (i) Part 2.1 Section 2.1.4.a - Relaxation for height from 7.6 m to 8.1 m,
 - (ii) Part 2.1 Section 2.1.4.a - Number of storeys relaxed from 1.5 storeys to 2 storeys,

- (iii) Part 2.1 Section 2.1.5.a - Front yard setback relaxed from 7.5 m to 6.79 m;
- (c) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

C. R. Wain

am

A. E. Day

Charlotte Wain
Senior Planner – Urban Design
Development Services

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

[Signature]
Jason Johnson

Date: July 7, 2014

CW:aw

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1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding Development Variance Permit Application for the property located at 1482 Dallas Road. The application is to vary the maximum height from 7.6 m to 8.01 m, to increase the number of storeys from 1.5 to 2 and to reduce the front setback from 7.5 m to 6.79 m to allow for the construction of a duplex dwelling in the RJ-6 Zone, Dallas Transient District.

2.0 Background

2.1 Description of Proposal

The proposed development is located on Dallas Road between Clover Point and Ross Bay Cemetery. The site is a relatively generous lot that can accommodate a duplex development in the RJ-6 Zone (Dallas Transient District). The proposed design has the duplex units facing the street with parking in internal garages in the rear which are accessed from separate driveways.

Each of the units would have a front door facing the street with pedestrian access off Dallas Road. The units are each two storeys with a basement that contains recreational space and a bathroom. Due to the inclusion of a basement in the units, the maximum number of storeys and height permitted under the *Zoning Regulation Bylaw* is 1.5 storeys and 7.6 m respectively, therefore, a variance is required. The applicant is also requesting a variance to allow the front setback to be reduced from 7.5 m to 6.79 m.

2.2 Existing Site Development and Development Potential

The subject site currently contains a single family dwelling with a secondary suite. The property is within the RJ-6 Zone, which permits a range of residential uses, including single family dwellings, duplexes and small lot houses.

2.3 Data Table

The following data table compares the proposal with the existing RJ-6 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) – minimum	555.60	555.00
Combined floor area (m ²) – maximum	377.00	380.00
Density (Floor Space Ratio) – maximum	0.50 to 1	0.50 to 1
Height (m) – maximum	8.01*	7.60
Site coverage (%) – maximum	30.00	40.00
Open site space (%) – minimum	42.95	30.00
Storeys – maximum	2.00	1.50

Zoning Criteria	Proposal	Zone Standard
Setbacks (m) – minimum		
Front (Dallas Road)	6.79*	7.50
Rear (NW)	12.82	12.79
Side (SW)	1.53	1.52
Side (SE)	3.34	3.00
Porch (into front setback) – maximum	1.17	3.50
Parking – minimum	2 stalls	2 stalls

2.4 Land Use Context

The subject site is located along the Dallas Road waterfront in the Fairfield neighbourhood. The property is located in an area containing residential uses in a mixture of housing forms, including single family dwellings, duplexes and multi-unit dwellings. The following uses surround the subject property:

- North – four-storey multi-unit development (R3-2 Zone)
- East – duplex units (R-J Zone)
- South – Dallas Road waterfront
- West – four-storey multi-unit development (R3-2 Zone).

2.5 Legal Description

Lot 19, Block F, Fairfield Farm Estate, Victoria City, Plan 340.

2.6 Consistency with City Policy

2.6.1 Official Community Plan, 2012

The subject lands are designated as Traditional Residential in the *Official Community Plan* (OCP), 2012. This designation permits ground-oriented residential buildings, including single family, duplex and attached dwellings. The proposal is consistent with the Traditional Residential land use designation in the OCP.

The property is covered under Development Permit Area (DPA) 16, General Form and Character. However, since the proposal is for a duplex dwelling, this type of development is exempt from these guidelines.

2.7 Community Consultation

In compliance with the Community Association Land Use Committee Procedures for Processing Variances, the application was referred to the Fairfield Gonzales Community Association on June 3, 2014, for a 30-day comment period. No comments were received at the time of writing this report.

This Development Variance Permit Application has variances, therefore, it requires notification, sign posting and a Hearing.

3.0 Issues

The key issues related to this application are the proposed height, number of storeys and front yard setback variances.

4.0 Analysis

4.1 Height

The applicant is proposing a height variance from the maximum permitted height of 7.6 m to 8.01 m to accommodate a small pitched roof at the front of the building facing Dallas Road. The remainder of the flat roof complies with the *Zoning Regulation Bylaw* maximum permitted height. The justification for the height variance is to improve the aesthetics of the building through a more varied roof pitch and window treatment.

Since the main part of the building meets the height requirement of the *Zoning Regulation Bylaw* and is at a similar or lower height to the neighbouring buildings, the proposal is consistent with the development in the surrounding area.

4.2 Number of Storeys

The *Zoning Regulation Bylaw* permits buildings that are one and a half storeys if a basement is provided. The applicant is proposing a two-storey building since the second floor habitable area is greater than 70% of the main floor, which is the requirement to qualify under the one and a half storey definition. However, there are no impacts on the streetscape or adjacent neighbours associated with this proposed variance and overall the proposal does not exceed the density or maximum permitted floor area.

4.3 Front Setback

A variance to the front setback is being proposed from the permitted 7.5 m to 6.79 m to allow for vertical supports on the entrances to the units. The remainder of the front façade of the building is in compliance with the setback requirements of the *Zoning Regulation Bylaw*. There will be no impacts to adjacent properties as a result of the proposed front setback variance.

5.0 Resource Impacts

There are no resource impacts anticipated with this application.

6.0 Conclusions

The proposed height increase for the small roof pitch is supportable, since the main portion of the building is in compliance with the *Zoning Regulation Bylaw* and is at a similar or lower height to the neighbouring buildings. Staff support the variance to the maximum number of storeys as there are no impacts on the streetscape or adjacent neighbours associated with this proposed variance and overall the proposal does not exceed the density or maximum permitted floor area. The requested variance for the front yard setback is also supportable as it only relates to the vertical supports on the entrances to the units and the impact on the adjacent neighbours is minimal. For these reasons, staff recommend that Council support this application.

7.0 Recommendations

7.1 Staff Recommendations

1. That Council schedule a Hearing to consider Development Variance Permit Application #00131 for 1482 Dallas Road.
2. Following the Hearing, that Council consider passing the following resolution to authorize the Development Variance Permit Application #00131, subject to:
 - (a) plans dated May 28, 2014 for Development Variance Permit Application #00131;
 - (b) development meeting all *Zoning Regulation Bylaw* requirements, except for the following:
 - (i) Part 2.1 Section 2.1.4.a - Relaxation for height from 7.6 m to 8.1 m,
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 - (iii) Part 2.1 Section 2.1.5.a - Front yard setback relaxed from 7.5 m to 6.79 m;
 - (c) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

7.2 Alternate Recommendation

That Council decline Development Variance Permit Application #00131 for 1482 Dallas Road.

8.0 List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated June 23, 2014
- Plans dated May 28, 2014.





DVP 00131



2272 Millstream Road, Victoria , BC V9B 6H2
Home Page <http://mcneildesigns.bc.ca>

Phone/Fax (250) 474 - 2360
Email ron@mcneildesigns.bc.ca

June 23, 2014

Mayor and Council
#1 Centennial Square
Victoria, BC
c/o Planning Dept
-



Re: DVP for Height, Front Setback, and 2nd Story Variances, 1482 Dallas Rd.

Dear Mayor and Council ,

I write on behalf of the owners, GL Zheng Holdings, to explain reasons for requesting the three variances and why we feel they can be supported. This will be a strata side by side duplex as is common along Dallas road.

Height variance is requested solely for the two small pitched roofs over the master bedrooms. The main flat roof conforms to the height bylaw. The pitched roofs will only exceed the height by 0.31m measured to their midpoints.

Variance to the second storey asking for variance to go from 1.5 stories with basement to 2 stories with basement. This means we will be turning what could be open ceiling into a third bedroom .

Variance of front setback, solely for the leaning post braces, while knee braces are exempt, their contemporary counterparts are not, so we require variance for the top limit of the posts where they enter the exempt cantilevered roof. A design element that makes the building unique, and affords some structural logic to the cantilevered roofs.

The Owners wish to make the homes more marketable to them selves and future families by having enough floor area to create 3 bedrooms and two bathrooms. **The total for 1st and 2nd story floor area does NOT exceed allowable maximum floor area.**

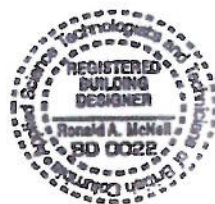
Reason for roof request is to improve the aesthetics from street and exterior by introducing an exciting roof and window element that also benefits the interior by affording better views of the ocean front and sky. It is low enough and such a small percentage of the whole roof it can hardly make building more massive or affect view from behind.

Please also note we are neighboured by multi-story condominium buildings, and on one side by duplexes that were built under less stringent bylaws just a few short years ago. We will by no means look out of scale with neighbouring buildings. Windows are no different that typical residential windows, and hardly impact all the over looking condos.

We hope that council can support these three variances, and look forward to presenting to you.

Sincerely,

Ron McNeil, ASCT.
mbltr758d



DIGITAL
BUILDING
AHEAD



New duplex will not sit as far forward as existing (green) dwelling thus will not seem as large due to perspective of camera.

General Specifications - Builder's Drawing Set

1. All work shall be in accordance with the latest edition of the Building Code of Canada (B.C.C.) and the latest edition of the National Building Code of Canada (N.B.C.).

2. All materials and workmanship shall be of the highest quality and shall be subject to inspection and approval by the City of Victoria.

3. The Contractor shall be responsible for obtaining all necessary permits and licenses from the appropriate authorities.

4. The Contractor shall be responsible for the safety of all workers and the public during the construction process.

5. The Contractor shall be responsible for the removal and disposal of all waste materials in accordance with the applicable regulations.

6. The Contractor shall be responsible for the protection of all existing structures and utilities on the site.

7. The Contractor shall be responsible for the completion of the project within the specified time frame and budget.

8. The Contractor shall be responsible for the maintenance of the site during the construction process.

9. The Contractor shall be responsible for the payment of all taxes and fees associated with the project.

10. The Contractor shall be responsible for the provision of all necessary insurance coverage during the construction process.

11. The Contractor shall be responsible for the completion of all required documentation and reporting.

12. The Contractor shall be responsible for the coordination of all trades and subcontractors.

13. The Contractor shall be responsible for the communication and coordination with the City of Victoria throughout the project.

14. The Contractor shall be responsible for the protection of the environment during the construction process.

15. The Contractor shall be responsible for the provision of all necessary safety equipment and training for all workers.

16. The Contractor shall be responsible for the completion of the project in accordance with the approved plans and specifications.

17. The Contractor shall be responsible for the maintenance of the site during the construction process.

18. The Contractor shall be responsible for the payment of all taxes and fees associated with the project.

19. The Contractor shall be responsible for the provision of all necessary insurance coverage during the construction process.

20. The Contractor shall be responsible for the completion of all required documentation and reporting.

21. The Contractor shall be responsible for the coordination of all trades and subcontractors.

22. The Contractor shall be responsible for the communication and coordination with the City of Victoria throughout the project.

23. The Contractor shall be responsible for the protection of the environment during the construction process.

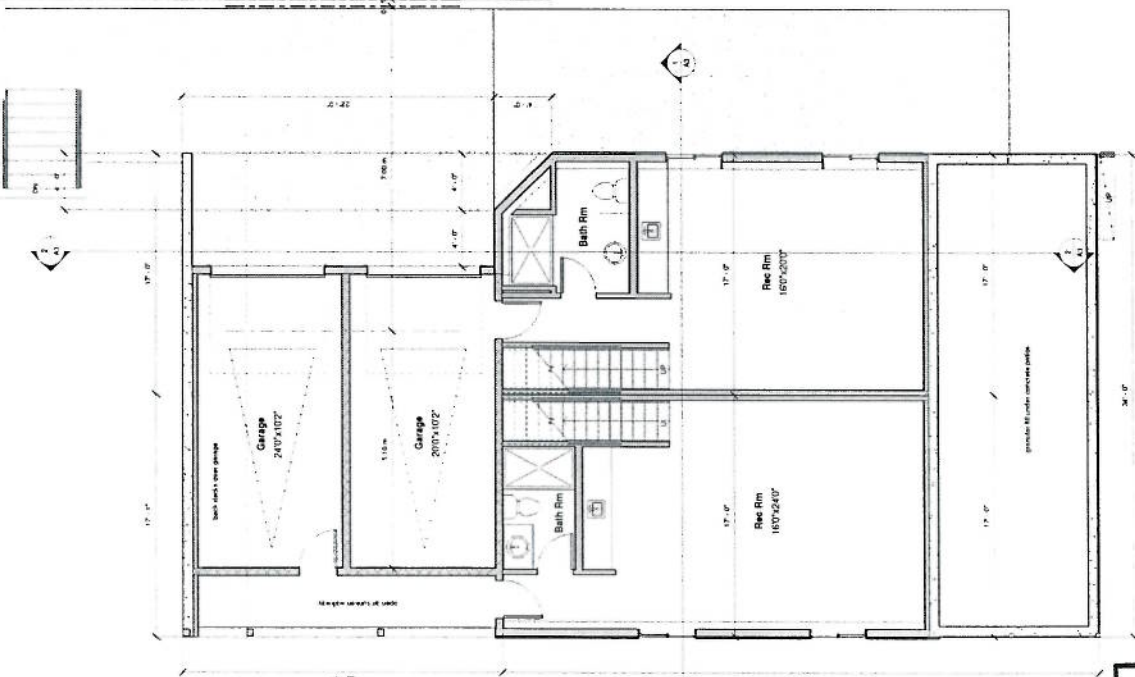
24. The Contractor shall be responsible for the provision of all necessary safety equipment and training for all workers.

25. The Contractor shall be responsible for the completion of the project in accordance with the approved plans and specifications.

Received
City of Victoria

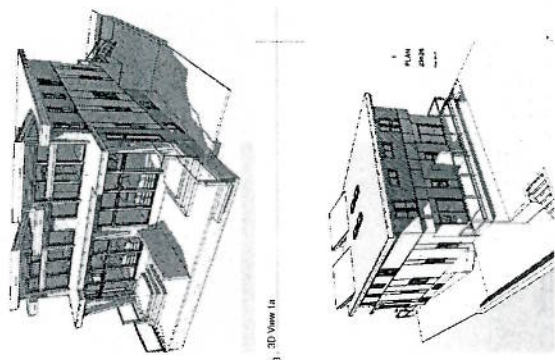
MAY 28 2014

Planning & Development Department
Development Services Division



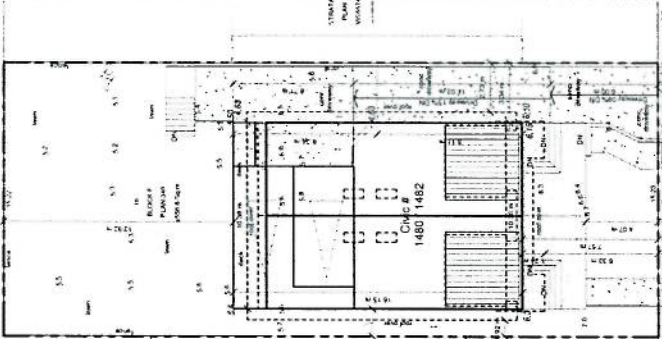
455 sq. ft. (see City of Victoria definition)
455 sq. ft. (see City of Victoria definition)
870 sq. ft. (see City of Victoria definition)
Garage: 250 sq. ft. (surplus in basement area)

2. Basement 1st
1/4" = 1'-0"



3. 3D View 1a

4. 3D View 2



PROJECT DATA
ZONING: R-1 (see R-2 Duplex Zone)
SITE AREA: 5991 sq. ft. (55.6 sq. m)
SITE COVERAGE: max 40%
FLOOR AREAS: (Per City of Victoria definition only)
max G.F.A. = 0.50 x 5991 sq. ft. = 2995.5 sq. ft.
max G.F.A. = 380 sq. m x 4000 sq. ft. = 15840 sq. ft.
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Room	Area (sq. ft.)	Area (sq. m)
MAIN	750 sq. ft.	69.3 sq. m
Side A	750 sq. ft.	69.3 sq. m
Side B	750 sq. ft.	69.3 sq. m
SCND	1400 sq. ft.	129.0 sq. m
TOTAL	2900 sq. ft.	267.6 sq. m

Garage: 250 sq. ft. (23.0 sq. m)

2nd Floor Main Floor = 1400 x 15.8 = 2212 sq. ft.
Max 2nd Floor = (Variance Requested 1.5 to 2 stories)

Grade Calculation
6.30 x 5.60 = 35.28
5.60 x 5.60 = 31.36
4.63 x 4.63 = 21.43
4.63 x 10.2 = 47.23
5.15 x 5.15 = 26.52
23.00 = 23.00
298.87 / 53.02 = 5.636 m AVG Grade

BUILDING HEIGHT:
max permitted 7.6m (25'0")
max permitted 7.6m (25'0")
From AVG GRADE to highest point of roof 7.6m (25'0")
From AVG GRADE to highest point of roof 7.6m (25'0")
(Variance requested of 0.41m x 1'-5")

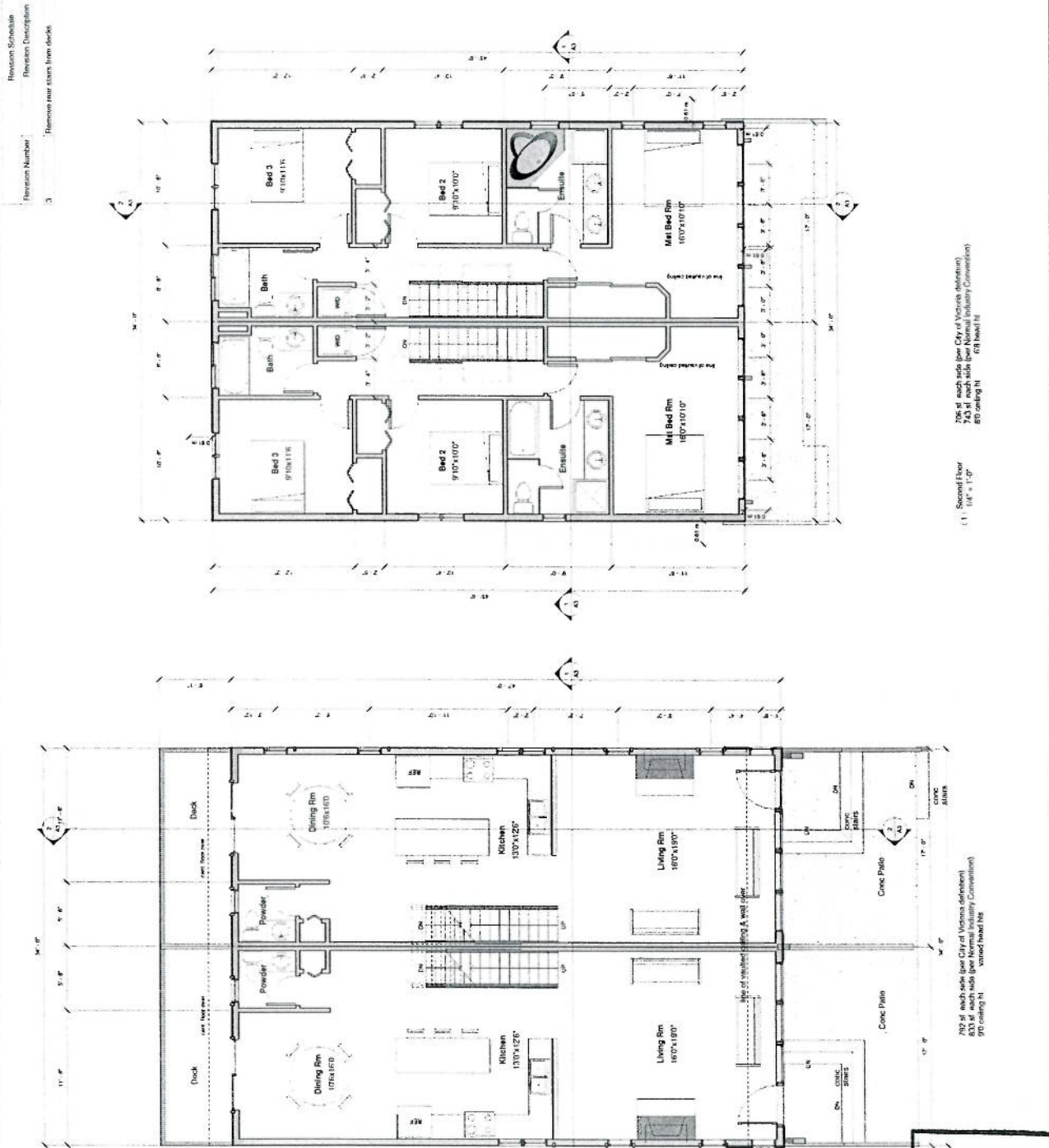
Revision Schedule
Revision Number
Revision Description
3. Remove rear stairs from deck

Revision Date
16 MAY 2014

Proposed Status Duplex for
GL ZHENG Victoria Holdings Ltd.
1482 Dallas Road, Victoria, BC

McNEIL BUILDING DESIGNS LIMITED
2772 Midway Road
Victoria, BC V8N 4L2
Phone: 250-721-2500
Fax: 250-721-2501
info@mcneilbuildingdesigns.com

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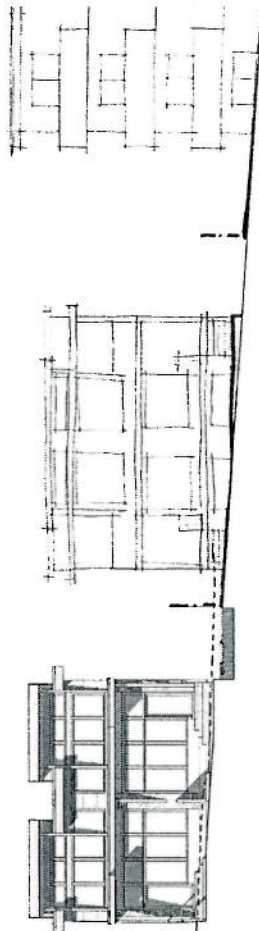
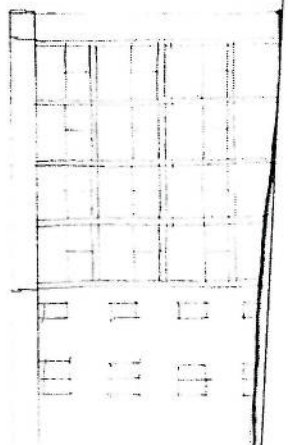
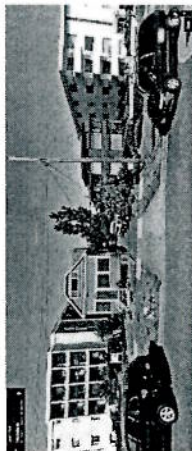


Second Floor
 1/4" = 1'-0"

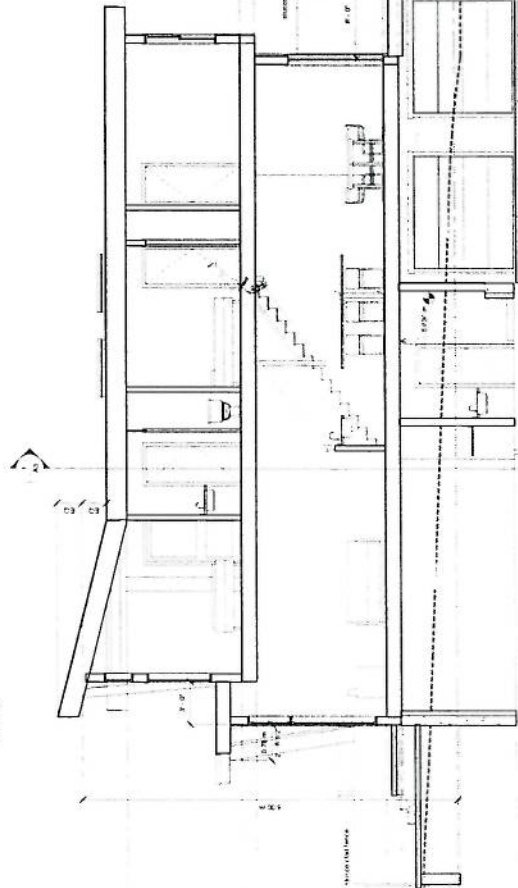
70% of each side (per City of Victoria definition)
 80% of each side (per Normal Industry Convention)
 80% of each side (per Normal Industry Convention)

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 City of Victoria
 MAY 18 2014
 Planning & Development Department
 Development Services Division

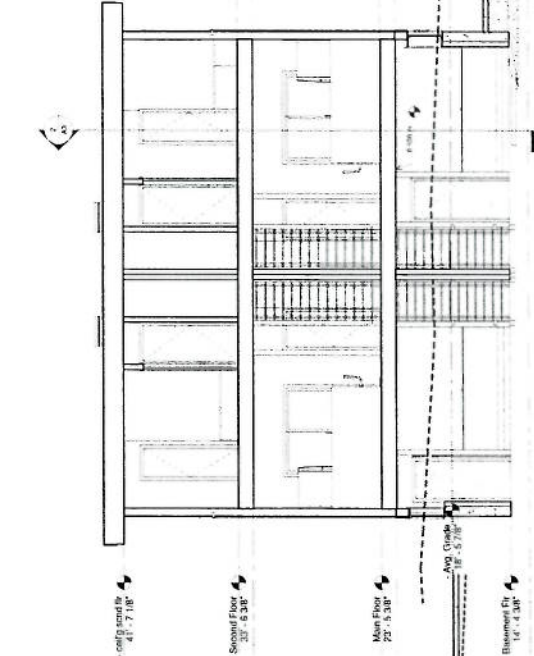
Revision Number	Revision Description	Revision Date
1	Initial Design	2014-01-08
2	Revised Design	2014-01-15
3	Final Design	2014-01-22



3. Exterior Elevation - Street View
1/8" = 1' 0"



2. Longitudinal Section
1/4" = 1' 0"



1. Cross Section
1/4" = 1' 0"

GL ZHENG Victoria Holdings Ltd.
1482 Dallas Road, Victoria, BC

NEIL BUILDING
DESIGNS
LIMITED

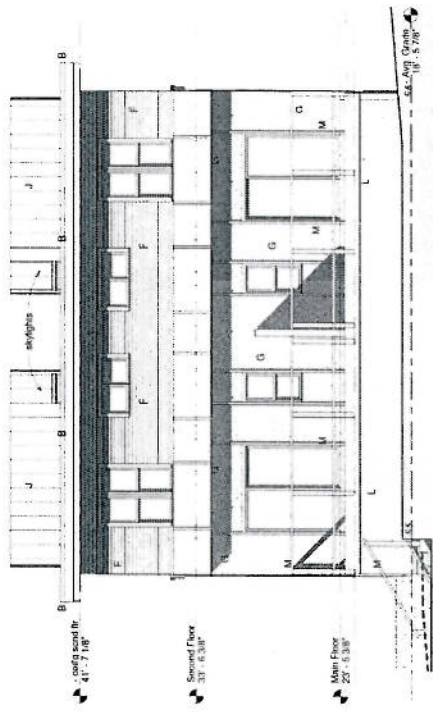
2271 Midway Road
Victoria, BC V8M 1A1
Phone: 250-614-1100
info@neilbuilding.com

Project No.	2014-01-08
Client	GL ZHENG
Architect	NEIL BUILDING DESIGNS LIMITED
Engineer	NEIL BUILDING DESIGNS LIMITED
Inspector	NEIL BUILDING DESIGNS LIMITED

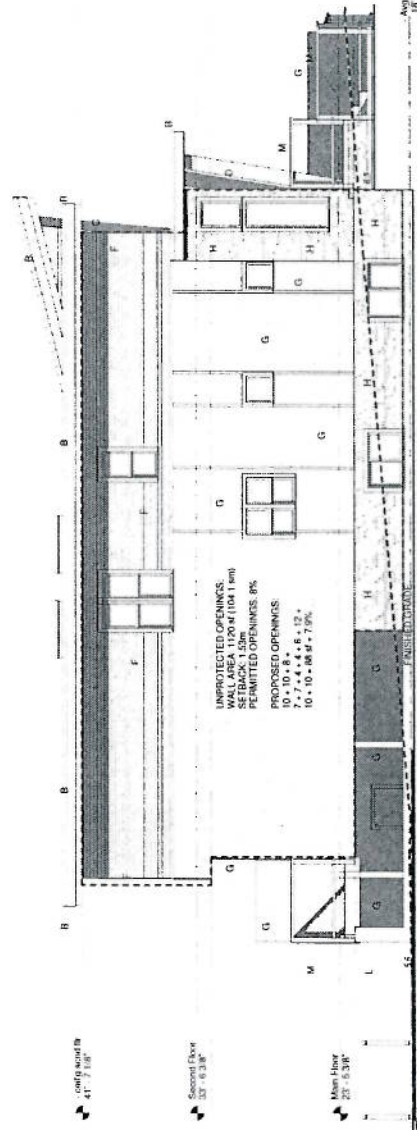
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MAY 28 2014
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Revision Number	Revision Description	Revision Date
3	Remove rear stairs from docks.	16 MAY 2014



1. Rear Facade Elevation
14' x 4 3/8"



2. Side Facade Elevation
14' x 4 3/8"

- A. Trench On Membrane Roofing
- B. 2x12 Firms BOARD w/ 1x4 Shingles Lin
- C. 1x4 Shingles
- D. 1x4 Shingles
- E. 1x4 Shingles
- F. Vertical WOOD S38 FIT
- G. Horizontal 1x4 Cedar SIDING
- H. STUCCO Siding w/ Easy Edge Trim
- I. Cultured STONE w/ 2" CONC GAP
- J. Metal Roofing on pitched roofs
- K. Concrete Slabs
- L. Temp. Gates Railing in Alum Frame

GL ZHENG Victoria Holdings Ltd.
1482 Dallas Road, Victoria, BC

McNEIL BUILDING DESIGNS LIMITED

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